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KNOW ALL MEN BY THESE PRESENTS, that we, Robert E. Mitchell, Sr. and Janet F. Mitchell, of Waterville, in the County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Janet F. Mitchell of Waterville, Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant bargain, sell and convey unto the said Janet F. Mitchell, her heirs and assigns forever, the following described real estate:

A certain lot or parcel of land with the buildings thereon, situated in said Waterville, and bounded and described as follows, to wit: Lot No. Fifty-five (55) on a revised plan of Mayflower Realty Company made by Sherman K. Smith, C. E., dated January 17, 1959, and recorded in Kennebec County Registry of Deeds, in Plan Book 22, Page 8, and said lot may be more particularly described as follows: Beginning on the north side of Grouse Lane at the southeast corner of Lot No. Fifty-four (54) shown on the above-mentioned plan; thence northerly one hundred fifty (150) feet to an iron pin; thence southeasterly ninety-two (92) feet to the northwest corner of Lot No. Fifty-six (56) shown on the above-mentioned plan; thence southwesterly one hundred and twenty-four (124) feet to Grouse Lane; thence ninety (90) feet northwesterly to the point of beginning.

This conveyance above is made and taken by the grantee with the restrictions and limitations herein enumerated, for herself and her heirs and assigns, for the benefit of Mayflower Realty Company, a Maine corporation, its successors and assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least thirty (30) feet from Grouse Lane and fifteen (15) feet from any other boundary lines of the above land hereby

conveyed; and any dwelling house erected thereon shall not have space or tenancies or apartments for more than one family and shall cost not less than Twelve Thousand Dollars (\$12,000.00) as of this day's value; and that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purposes.

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The source of the grantors' title is by warranty deed dated June 20, 1975, from the Mayflower Realty Company, which deed is recorded in Kennebec County Registry of Deeds, Book 1826, Page 194.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Janet F. Mitchell, her heirs and assigns, to them and their use and behoof forever.

IN WITNESS WHEREOF, we, the said Robert E. Mitchell, Sr. and Janet F. Mitchell, joining in this deed as Grantors, have hereunto set our hands and seals this 16th day of November, 1991.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Harold J. Fishman
Witness

Robert E. Mitchell Sr.
Robert E. Mitchell, Sr.

Harold J. Fishman
Witness

Janet F. Mitchell
Janet F. Mitchell

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5154STATE OF MAINE
CUMBERLAND, ss.November 16, 1991

Personally appeared the above-named Robert E. Mitchell, Sr.
and Janet F. Mitchell, and acknowledged the foregoing instrument
to be their free act and deed.

Before me,


~~Notary Public~~ Attorney at Law

MARY MITCHELL FRIEDMAN

RECEIVED KIMMEE SS.

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1991 NOV 18 PM 3:01

TEST: 
REGISTER OF DEEDS